101.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,155,400 / 1,155,400
					USE VALUE:	1,155,400 / 1,155,400
					ASSESSED:	1,155,400 / 1,155,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EBSTEIN JACOB M
Owner 2:	GLASS HANNAH S
Owner 3:	
Street 1:	14 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EDWARDS PETER W -
Owner 2:	EDWARDS ALICIA MERRITT -
Street 1:	14 MOCCASIN PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 3259 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8346.000	686,100		469,300	1,155,400
Total Card	0.192	686,100		469,300	1,155,400
Total Parcel	0.192	686,100		469,300	1,155,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.53 | /Parcel: 354.53

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 65075

GIS Ref

GIS Ref

Insp Date 10/25/99

!8084!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	686,100	0	8,346.	469,300	1,155,400		Year end	12/23/2021
2021	101	FV	586,900	0	8,346.	469,300	1,056,200		Year End Roll	12/10/2020
2020	101	FV	582,900	0	8,346.	469,300	1,052,200	1,052,200	Year End Roll	12/18/2019
2019	101	FV	495,900	0	8,346.	469,300	965,200	965,200	Year End Roll	1/3/2019
2018	101	FV	329,400	0	8,346.	402,200	731,600	731,600	Year End Roll	12/20/2017
2017	101	FV	329,400	0	8,346.	375,400	704,800	704,800	Year End Roll	1/3/2017
2016	101	FV	329,400	0	8,346.	321,800	651,200	651,200	Year End	1/4/2016
2015	101	FV	309,900	0	8,346.	288,300	598,200	598,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:42:23

LAST REV

Date	Time
11/01/21	11:20:29
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8084

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDWARDS PETER W	1576-29	1	7/15/2021		1,400,000	No	No		
SCUTTI JAMES J-	1520-48		12/15/2017		1,020,000	No	No		
	1059-63		7/1/1989		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	65075
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2021	1265	Redo Bas	10,000	C				
9/13/2001	688	Addition	125,000	C				DEMO GARAGE-BUILD

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
6/18/2021	Field Review	DGM	D Mann
10/3/2018		100	PATRIOT
5/7/2002	Permit Visit	PM	Peter M
10/25/1999	Meas/Inspect	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8346		Sq. Ft.	Site		0	70.	0.80	4									469,269						469,300	

Total AC/HA:	0.19160	Total SF/SM:	8346	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	469,269	Spl Credit		Total:	469,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.04817975
Const Adj.:	1.34986496
Adj $ / SQ:	155.639
Other Features:	124643
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	769161
Depreciation:	83069
Depreciated Total:	686091

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

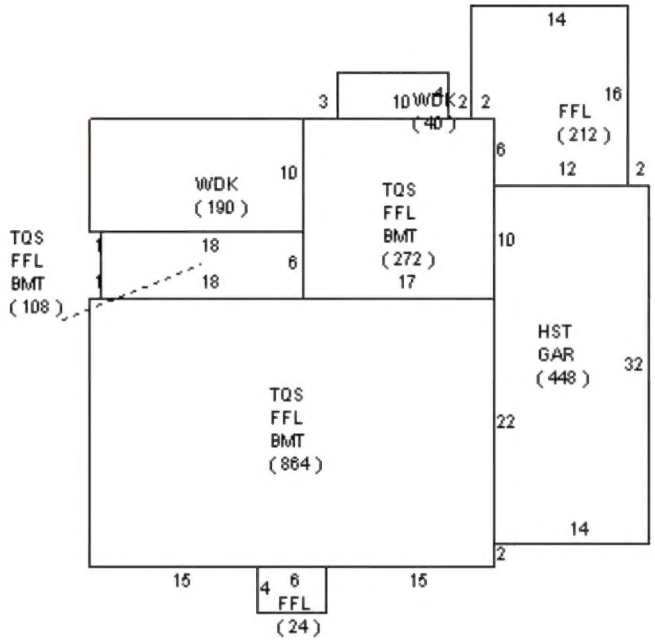
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.32
Special Features:	0	Val/Su Net:	150.49
Final Total:	686100	Val/Su SzAd	260.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,480	155.640	230,346
BMT	Basement	1,244	68.290	84,949
TQS	3/4 Story	933	155.640	145,211
GAR	Garage	448	27.780	12,446
WDK	Deck	230	13.970	3,213
HST	Half Story	224	155.640	34,863

Net Sketched Area:	4,559			Total:	511,028
Size Ad	2637	Gross Area	5094	FinArea	3259

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	
HST	100	UNF			

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	